

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, March 21, 2018

The Highland Plan Commission met in regular session on March 21, 2018 in the meeting room of the Municipal Building, 3333 Ridge Road, Highland, Indiana. The Pledge of Allegiance was led by Commissioner Kendra. The meeting opened at 7:00 P.M. led by Commissioner Schocke.

ROLL CALL: Present on roll call: Commissioners' Mark Schocke, Joe Grzynski. Tom Vander Woude, Mario Martini, Mark Kendra and Bernie Zemen. Absent: Commissioner Turich. Also present: Ken Mika, Building Commissioner, Attorney Jared Tauber and John Phipps, Plan Commission Engineer, Nies Engineering.

MINUTES: Commissioner Schocke asked if there were any deletions, additions or corrections to the minutes of the February 21, 2018 regular meeting. Hearing none they were approved as posted.

ANNOUNCEMENTS: The next study session will be held on April 4, 2018 at 6:30 P.M. The next business meeting will be held on April 18, 2018 at 7:00 P.M.

COMMUNICATION: None.

OLD BUSINESS: Docket # 2017-06 Continued Public Hearing for a revision to the Plan Commission approved original subdivision site plan and storm water drainage plan. Petitioner is Konnie Kuiper represented by Gary Torrenga, Torrenga Engineering Inc., 907 Ridge Rd., Munster, IN 46321 at the location of 8941 Kleinman Rd. Project known as "8941 Kleinman Road LLC Addition".

Mr. Konnie Kuiper and Mr. Jay Gianotti, from The Arsh Group, 6481 Taft St. Suite A, Merrillville, IN 46410 were present. Mr. Gianotti distributed copies of the new proposed landscaping plan. Mr. Gianotti stated that they have been working with Mr. Torrenga as well as Mr. Kuiper to develop a landscaping plan as well as the storm water drainage plan that would meet the requirements of the new zoning ordinance. He continued that for various reasons they are proposing an alternative compliance plan that will meet or exceed the intent of the zoning code. The plan has added approximately 2,500 square feet of additional landscaping as well as five landscaped islands in the parking area as well as extensive landscaping along Kleinman Rd. on both the north and the south side of the property along the road. They believe with the revisions that the plan would meet the requirements of the alternative compliance section of the ordinance.

Commissioner Schocke clarified that it was his understanding that this request was being made pursuant to HMC 18.75.050 (A)(2) Improved environmental quality and aesthetics

Mr. Mika stated that at the study session two weeks ago, an existing site plan and two alternate plans were submitted and that at that time the Plan Commission had felt that the Alternate Plan 2 with some suggested modifications would be the plan to go with. That was taking a couple of small landscape areas on the east side of the property close to the detention area and incorporating them into an end cap off the drive which their current plan reflects as well as the curb detail and the perimeter ingress/egress point and the raised curb detail for the islands. Commissioner Schocke asked Mr. Phipps if the drawings submitted by The Arsh Group most recently reflect compliance with the zoning code in respect to the Alternative Compliance plan that the Commission would be making a decision on. Mr. Phipps stated that he believes the plan is in compliance.

Commissioner Schocke opened the public hearing.

Mr. Tom Mathis, 3433 W 900 N, Wheatfield, IN was recognized by the Commission. He stated that he has been coming to the meetings for quite some time now, over a year. He continued that he has about 10 – 12 hours of video regarding this issue. He stated that depending on what the Commission decides this evening if they do make a decision, he does not know if he would have a sense of relief in respect to this issue or a heightened concern with future development. He continued that certainly there has been concern regarding the process and he shares some of the concerns of Commissioner Grzymiski that is why contractors need to be licensed and bonded in the trade to ensure that plans come to fruition. He continued that this was a knowledgeable Commission with many professionals and that he has to put his faith in the Commission to make a moral and ethical decision.

Commissioner Martini motioned to approve the revisions to the site plan, landscape plan and storm water drainage plans as depicted on The Arsh Group drawing dated 03/16/18.

Commissioner Vander Woude seconded the motion.

Mr. Mika stated that the motion might also want to reference the last revised engineering drawing by Torrenga Engineering dated 03/20/18. Commissioner Martini amended the motion to include this and Commissioner Vander Woude's seconding of the motion also encapsulated this.

Commission Zemen thanked The Arsh Group for their hard work and stated that they did a nice job getting this project straightened out.

Commission Schocke echoed Commission Zemen and continued that he felt that when The Arsh Group got involved, they took to heart the concerns of the Commission and their concern about the community and how this project should be completed. He said that they were professional in their involvement and he appreciated that.

A roll call vote was taken and passed by a vote of 5 – 1. Commissioner Grzymiski voted no.

NEW BUSINESS: None.

BUSINESS FROM THE FLOOR: None.

ADJOURNMENT: There being no further business to come before the Board, Commissioner Vander Woude moved to adjourn. Commissioner Kendra seconded the motion and it passed by a voice vote. Meeting adjourned at 7:14 P.M.